City of Bothell Notice of Proposed Land Use Application

Williams Landing Condominium Subdivision

Issue date: September 7, 2016

End of comment period 5:00 PM on October 7, 2016

This comment period deadline is the date before which the city will not make additional or further decisions regarding this application. The City is not required to make any decision immediately following this date, but could if all necessary information is properly represented in the case file. You are welcome to submit comment after this date. In this case, the next subsequent decision or recommendation is: SEPA determination.

Applicant: Douglas and Susan Williams

2367 30th Ave W Seattle, WA 98199

Agent: CPH Consultants

Matthew J. Hough, PE 11431 Willows Road NE Redmond, WA 98052

425-285-2390; matt@cphconsultants.com

Hearing information, if applicable: No hearing required unless appealed.

Project case number: SUB2016-08658 (Subdivision), SHR2016-08660

(Shoreline Substantial Development), SEP2016-08659

(State Environmental Policy Act Determination).

Project name: Williams Landing condominium subdivision.

Project location: 10722 East Riverside Drive, Bothell WA 98011, Parcel

082605-9054

Project description: The applicants propose to redevelop an approximately 2.01-acre vacant parcel located between East Riverside Drive and the Sammamish River in the southern portion of the City of Bothell into 14 new residential townhome condominium units. These individual townhome units are proposed in 3 separate buildings on the site. The proposal includes a paved, private access drive, extension of public water and sanitary sewer to serve the new residential buildings, storm drainage, and private open space areas.

The application suite includes a subdivision (via the Binding Site Plan method), a Shoreline Substantial Development permit for development exceeding \$5,718 within the shoreline and a SEPA checklist establishing the basis from which a SEPA threshold determination will be issued.

A majority of the property is located within the jurisdiction of the Bothell Shoreline Master Program (SMP) land use management area. The site carries a SMP environmental designation of High Intensity (HI). The purpose of the "high intensity" environment is to provide for intensive land uses, such as residential – activity centers, commercial, office, retail, transportation, warehouse, manufacturing, and mixed use developments, together with appropriate accessory uses such as parking lots, utilities, and storage areas, in shoreline areas that have been previously degraded.

A 20,483 square foot Category III wetland also occupies the majority of this development site. The wetland is proposed to be filled in its entirety. Mitigation for this critical area impact is proposed offsite in the Horse Creek drainage area north of downtown Bothell, west of SR527 and north of the *Collage* condominium site. Mitigation on the receiving site includes 567 square feet of wetland restoration (0.028:1 ratio) and 231,064 square feet of wetland enhancement (11:1 ratio).

To accommodate the desired development configuration, in addition to the proposed wetland fill, the applicant proposes to reduce the environmental buffer required adjacent to the Sammanish River by 25 linear feet, from 100 feet to 75 feet (6,621 square feet in area). Proposed mitigation for this impact consists of 578 square feet of buffer addition and 16,907 square feet of buffer enhancement. A full critical areas report has been submitted detailing these values.

Other permit applications pending with this application: None.

Other permits approved or required, but not included with this application: Grading and utility installation permits, building permits.

Special studies requested of the applicant at this time (RCW 36.70B.070): Critical Area Report, Preliminary Storm Drainage Report.

Existing documents that evaluate the impacts of the proposed project: Critical area report; SEPA Environmental Checklist.

Application received: July 25, 2016

Date application deemed complete: July 25, 2016

A preliminary determination of consistency has not been made at the time of this notice. The following applicable development regulations will be used for project mitigation and consistency: Bothell Municipal Code Titles: 11-Administration, 12-Zoning, 14-Environment, City of Bothell Design and Construction Standards and Specifications, Imagine Bothell...Comprehensive Plan.

Every person has the right to comment on this project by submitting those comments in writing to Jeff Smith, Senior Planner at the Department of Community Development within the comment period identified above. Those who may wish to receive notice of and participate in any hearings, and/or request a copy of the decision once made and any appeal rights may also submit such requests to the Department of Community Development.

Project files, plans and documents are available for viewing and/or copying (at the requestor's cost) and are located at the Department of Community Development, Bothell City Hall, 18415 101st Ave NE, Bothell, WA 98011. Please phone (425) 806-6400 and arrange a time to view these documents prior to your visitation to the Department.

EXISTING BOUNDARY, TOPOGRAPHIC, AND PLANIMETRIC INFORMATION SHOWN ON THIS PLAN AND OTHERS IN THE SET WERE USED AS A MASSES FOR DECISION AND REPRESENT FEED SHRVEY DATA AND MAPPING PREPARED BY MEAD GRUMM & ASSOCIATES (AGB NO. 13026), AS PROVIDED BY THE PROBLECT WHIPE, AND DOES NOT REPRESENT WIPE BY CHIC CHARLE HAVE DATA WAS REPROMIDED BY CHIC CHARLE HAVE DATA WAS REPROMIDED WITH THE PROGRAMME WAS PLAN CAUGHT ASSOCIATES.

LEGAL DESCRIPTION

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- GENERAL NOTES

 1. THE INFORMATION DEPICTED ON THIS WAP REPRESENTS THE RESILITS OF A SURVEY MADE ON THE DATE MODICATED AND CAN ONLY BE CONSIDERED AS MODICATION. THE GENERAL CONDITION EXISTING AT THAT THEE.
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BENCHMARKS

KING COUNTY SURVEY CONTROL POINT B9 3" BRASS DISK SET IN DRUL HOLE IN CONC BIKE PATH BRIDGE RAMP STAMPED YRING COUNTY KC-B-9 1993". ELEV. = 35.10"

TBM - A:

ELEV. = 48.27

X ON SW FIRE HYDRANT CAP BOLT (ROAD SIDE) ELEY. = 47.03

- REFERENCES

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 STREY W., 6 PASS 10 MICROSTRUE.

 RECORD OF SURVEY S. RECORDED MACES RECORDING NO. 971259011 VO.

 110 OF SURVEYS, PC. 24 IN KING COUNTY, WN.

 11757 MICROSTRUE COMMITTEN NO. 4709-2022053

TRACT PROVISIONS

TRACT 901

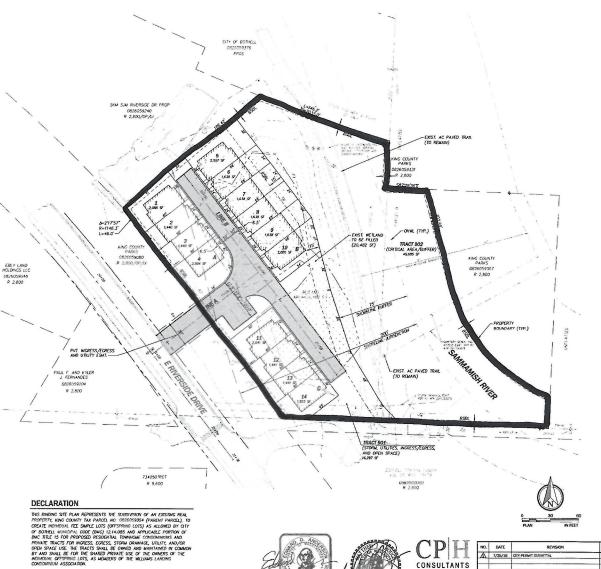
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TRACT 902

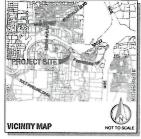
TRACT 902 IS A PRIVATE CRITICAL AREA TRACT OWNED IN COMMON BY THE PTN. OF N 1/2 OF SEC. 8, TWP 26 N., R5E W.M.

JAMS LANDING CITY OF BOTHELL

KING COUNTY, WASHINGTON



7-22-16



PROJECT DATA

GENERAL	
PARCEL NO.	
ADDRESS	

0826059054 10722 E RIVERSIDE DRIVE BOTHELL, WA 98011 R-2800, U, OP

PRESENT USE JURISDICTION CITY OF BOTHELL

SITE DEVELOPMENT

TOTAL SITE AREA 2.01 AC (87.441 SF) STIBMERGED LAND 0.35 AC (15,362 SF) SHORELINE BUFFER 0.70 AC (30,323 SF) NET DEVELOPABLE AREA 0.96 AC (41.756 SF) MIN. DENSITY NONE

ALLOWARIE NO LOTS 41,756/2,800 - 14.9 - 14 PROPOSED NO LOTS:

SETBACKS AND SITE COVERAGE

PARENT PARCEL (BMC 12.14.040.8(1), 12.18.110). 5' MIN., TYPE IV LANDSCAPE REAR 5' MIN., TYPE IV LANDSCAPE 5' MIN., TYPE IV LANDSCAPE

OFFSPRING LOTS (BMC 12.14.085)

FRONT 5 MIN. REAR O' MIN., ATTACHED 5' MIN., DETACHED SIDE O' MIN. ATTACHET

5' MIN., DETACHED

SITE COVERAGE

MIN. LOT SIZE MIN. SITE AREA PER LOT MAX. BUILDING COVERAGE 50% 80% WAX IMPERVIOUS

SERVICE PROVIDERS

WATER AND SANITARY SENER POWER /FI FCTRIC NATURAL GAS TELEPHONE CARLE ANTERNET SCHOOL DISTRICT

CITY OF BOTHELL PUGET SOUND ENERGY PUCET SOUND ENERGY CENTURY LINK, FRONTIER COMCAST, FRONTIER NORTHSHORE #417 REPUBLIC SERVICES

DRAWING INDEX

BY CK

NO. DATE

CONSULTANTS

↑ 7/25/18 CITY PERMIT SUBMITTAL

REVISION

SHEET DWG. DESCRIPTION P1.00 PRELIMINARY PLAT WAP P2.00 EXISTING CONDITIONS MAP

P3.00 PREI MINARY GRADING AND DRAWAGE DEAN P4.00 PRELIMINARY UTILITY PLAN

P5.00 SITE SECTIONS

P6.00 PRELIMINARY ROADWAY PLAN

PRELIMINARY ROADWAY PROFILES LI SIGNIFICANT TREE REPLACEMENT PLAN

LANDSCAPE BUFFER AND RAIN GARDEN PLAN

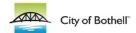
PLANNING NOTES AND DETAILS

GENERAL BINDING SITE PLAN

P.O BOX 289 WOODINVILLE, WA 98072 PHONE: (425) 486-1252 FAX: (425)04

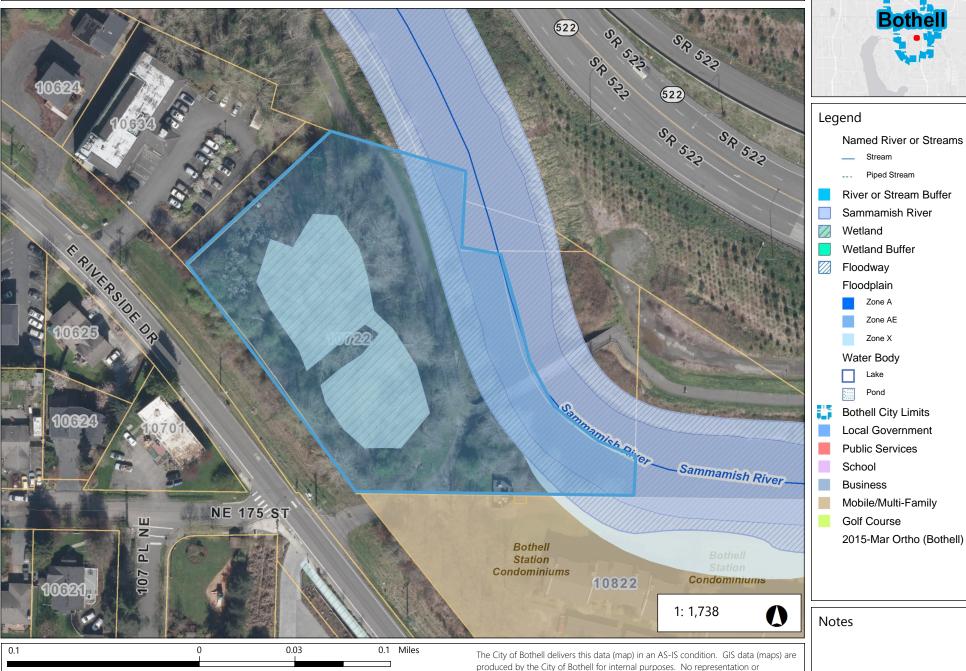
AS NOTED 0084-15-008

1 of 10



WGS_1984_Web_Mercator_Auxiliary_Sphere © Latitude Geographics Group Ltd.

Williams Landing Condominium Subdivision



Legend Named River or Streams Stream Piped Stream River or Stream Buffer Sammamish River Wetland Wetland Buffer Floodway Floodplain Zone A Zone AE Zone X Water Body Lake Pond

guarantee is made concerning the accuracy, currency, or completeness of the

information provided.